U.S. Patent Application No. 09/766,779

AMENDMENT

In the Claims

Please amend Claim 12 to read as shown below.

1.   (Previously Amended) A computer-implemented system for determining a valuation of a real estate property in an on-line computing environment, comprising:

a property management services server;

a plurality of databases coupled to the property management services server via a distributed computer network; and

a plurality of client computers, each coupled to the distributed computer network,

the property management services server hosting a valuation program module for calculating a valuation for a selected real estate property,

the databases storing real estate property-related data, including property comparables data for a plurality of real estate properties, and

the client computers operable to access the valuation program module operating on the property management services server to input predetermined information about the selected real estate property in support of a valuation calculation for the selected real estate property,

wherein, responsive to receiving the input predetermined information about the selected real estate property, the valuation program module operating on the property management services server accesses the property data in at least one of the databases via the computer network to obtain comparables data relevant to the selected real estate property, calculates the valuation for the selected real estate property based on the input predetermined information, and presents the valuation and the comparables data for the selected real estate property.

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2.   (Previously Amended) The system of claim 1, wherein the client computers comprise:

a tenant client computer operable to evaluate the selected real estate property for a potential purchase or lease;

a lender client computer operable to support property financing requirements for the selected real estate property;

a site visit agent client computer operable to support on-site review and analysis of the selected real estate property;

a property specialist client computer operable to provide property-related expertise in connection with the selected real estate property; and

a deal agent client computer operable to screen, negotiate, and close property-related transactions related to the selected real estate property.

3.   (Previously Amended) The system of claim 2, wherein the property specialist client computer is comprises one of:

a property appraisal specialist client computer;

a property engineering specialist client computer; and

a property environmental specialist client computer.

4.   (Previously Amended) The system of claim 1, wherein the property management services server further comprises at least one program module for at least one property valuation tool.

5. (Previously Amended) The system of claim 4, wherein the at least one property valuation tool comprises at least one of:

a property valuation tool operable to value an asset for the selected real estate property;

a payback calculation tool operable to determine a profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

a cash flow calculation tool operable to determine payment and loan amounts for the selected real estate property; and

a space calculation tool operable to determine an amount of required office space in connection with the selected real estate property.

6. (Previously Amended) The system of claim 5, wherein the payback calculation tool comprises at least one of:

a lease improvement calculator operable to determine how much standard rent will support building standard improvements for the selected real estate property and how much profit is available from the standard improvements;

a direct capitalization calculator operable to determine a capitalization rate of payments for the selected real estate property; and

a refinancing calculator operable to determine refinance loan savings and breakeven terms for a property loan related to the selected real estate property.

7. (Previously Amended) The system of claim 5, wherein the cash flow calculation tool comprises at least one of:

a mortgage and amortization calculator operable to determine mortgage payments, principal payments, and interest payments for the selected real estate property; and

an affordability calculator operable to determine a loan amount for the selected real estate property.

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8.   (Previously Amended) A computer-implemented method for calculating an estimate of the value of a property, comprising the steps of:

entering property details into a program module operating on a server via a first one of a plurality of client computers operating in a distributed computing environment;

obtaining comparables data for the property by accessing at least one database accessible in the distributed computing environment, each database storing comparables data for a plurality of properties;

entering capital expenses, mortgage details, and investment details for the property into the program module via a second one of the client computers operating in the distributed computer environment;

determining a value for the property based on the property details, the comparables data, the capital expenses, the mortgage details, and the investment details; and

presenting a report indicating the value for the property.

9.   (Previously Amended) The method of claim 8, wherein the mortgage details for the property comprise:

a payment for the property;

a rate type for the property; and

a term for the property.

10.   (Previously Amended) The method of claim 9, wherein the investment details for the property comprise:

a price for the property;

a future value for the property; and

a discount rate for the property.

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11.   (Previously presented) The method of claim 8, wherein the step of presenting the report indicating the value of the property comprises electronically transmitting a valuation report comprising the value of the property to a plurality of third parties via corresponding ones of the client computers.

12.   (Currently Amended) The method of claim 8, wherein the ~~plurality of client computers comprises~~ step of entering property details comprises at least one of:

~~an evaluation of~~ evaluating the selected real estate property for a potential tenant purchase or tenant lease;

supporting lender financing requirements for the selected real estate property;

supporting on-site ~~support for site visit agent~~ review and analysis of the selected real estate property by a site visit agent;

providing property-related expertise of a property specialist in connection with the selected real estate property; and

providing deal agent info related to screening, negotiating, and closing property-related transactions related to the selected real estate property.

13.   (Previously Canceled)

14.   (Previously Amended) The method of claim 8, wherein the step of determining a value for the property comprises:

valuing an asset for the selected real estate property;

determining a profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

determining payment and loan amounts for the selected real estate property; and

determining an amount of required office space in connection with the selected real estate property.

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15.   (Previously Amended) The system of claim 1, further comprising a valuation report electronically transmitted to a plurality of third parties for the selected real estate property.

16.   (Previously Amended) The system of claim 1, wherein the property management services server further comprises a financing program module for creating a loan application for financing the selected real estate property, wherein the loan application includes the valuation for the selected real estate property.

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17. (Previously presented) A computer-implemented system for determining a valuation of a real estate property, comprising:

a property management services server hosting a valuation program module for calculating a valuation for a selected real estate property;

a plurality of databases coupled to the property management services server and storing real estate property-related data, including property comparables data for a plurality of real estate properties; and

a plurality of client computers each operable to input predetermined information about the selected real estate property into the valuation program module in support of a valuation calculation for the selected real estate property,

wherein, in response to receiving the input predetermined information about the selected real estate property from at least one of the client computers, the valuation program obtains comparables data relevant to the selected real estate property from the property data in at least one of the databases, calculates the valuation for the selected real estate property based on the input predetermined information, and presents the valuation and the comparables data for the selected real estate property via at least two of the client computers.

18. (Previously presented) The system of claim 17, wherein the plurality of client computers comprises two or more of:

a tenant client computer operable to evaluate the selected real estate property for a potential purchase or lease;

a lender client computer operable to support property financing requirements for the selected real estate property;

a site visit agent client computer operable to support on-site review and analysis of the selected real estate property;

a property specialist client computer operable to provide property-related expertise in connection with the selected real estate property; and

a deal agent client computer operable to screen, negotiate, and close property-related transactions related to the selected real estate property.

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19. (Previously presented) The system of claim 17, wherein the property management services server further comprises at least one program module for at least one property valuation tool.

20. (Previously presented) The system of claim 17, wherein the at least one property valuation tool comprises at least one of:

a property valuation tool operable to value an asset for the selected real estate property;

a payback calculation tool operable to determine a profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

a cash flow calculation tool operable to determine payment and loan amounts for the selected real estate property; and

a space calculation tool operable to determine an amount of required office space in connection with the selected real estate property.

21. (Previously Canceled)

22. (Previously Canceled)

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